072.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,800 / 714,800
					USE VALUE:	714,800 / 714,800
					ASSESSED:	714,800 / 714,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AKDAG SINAN & LORI ANN
Owner 2:	
Owner 3:	
Street 1:	28 COLUMBIA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1826 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8300.000	246,500		468,300	714,800
Total Card	0.191	246,500		468,300	714,800
Total Parcel	0.191	246,500		468,300	714,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.37 | /Parcel: 391.37

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 45604

GIS Ref

GIS Ref

Insp Date 09/08/18

!6078!

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	246,500	0	8,300.	468,300	714,800		Year end	12/23/2021
2021	101	FV	238,000	0	8,300.	468,300	706,300		Year End Roll	12/10/2020
2020	101	FV	237,900	0	8,300.	468,300	706,200	706,200	Year End Roll	12/18/2019
2019	101	FV	198,200	0	8,300.	434,900	633,100	633,100	Year End Roll	1/3/2019
2018	101	FV	198,200	0	8,300.	434,900	633,100	633,100	Year End Roll	12/20/2017
2017	101	FV	198,200	0	8,300.	381,300	579,500	579,500	Year End Roll	1/3/2017
2016	101	FV	198,200	0	8,300.	347,900	546,100	546,100	Year End	1/4/2016
2015	101	FV	185,800	0	8,300.	307,700	493,500	493,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:16:44

LAST REV

Date	Time
09/28/18	07:59:57
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 6078

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARROLL PAUL/ET	28780-139		6/30/1998		307,500	No	No	Y	

USER DEFINED

Prior Id # 1:	45604
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2009	1117	Re-Roof	6,500					
10/24/2007	976	New Wind	13,283					

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	BS	Barbara S
6/2/2009	Measured	189	PATRIOT
10/13/1999	Meas/Inspect	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8300		Sq. Ft.	Site		0	70.	0.81	12									468,298						468,300	

Total AC/HA:	0.19054	Total SF/SM:	8300	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	468,298	Spl Credit		Total:	468,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.31426263
Const Adj.:	1.01303005
Adj $ / SQ:	146.453
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352567
Depreciation:	106052
Depreciated Total:	246515

COMMENTS

BISHOP SCHOOL OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

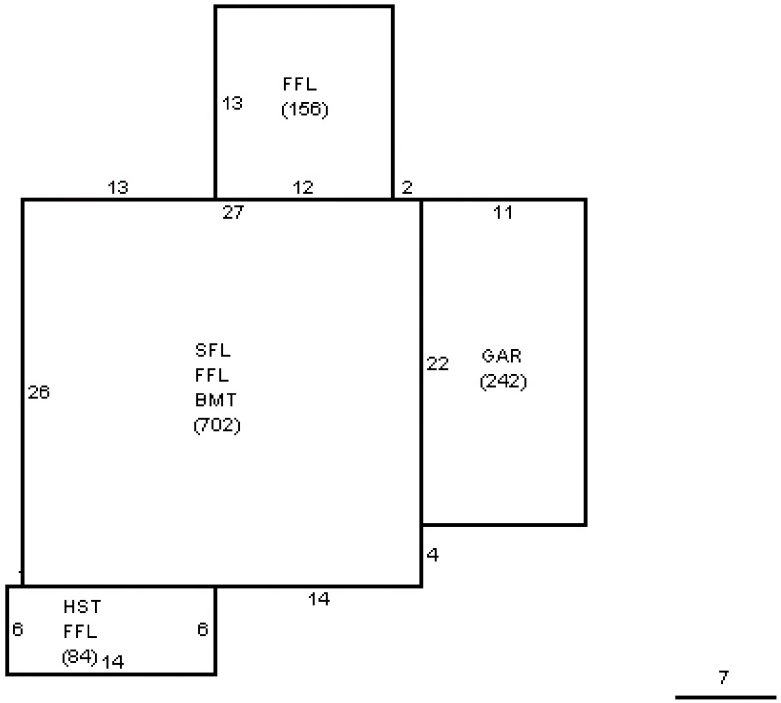
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.45
Special Features:	0	Val/Su Net:	97.62
Final Total:	246500	Val/Su SzAd	155.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	942	146.450	137,958
BMT	Basement	702	53.930	37,860
SFL	Second Floor	597	146.450	87,388
GAR	Garage	242	25.660	6,210
HST	Half Story	42	146.450	6,151

Net Sketched Area:	2,525			Total:	275,567
Size Ad	1580.7000	Gross Area	2672	FinArea	1826

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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